

Document #46~~11~~29

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MEMORANDUM

June 27, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-eight zoning matters have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	8			
Major new housing or rehabilitation	3	2	1	
Residential (building expansions, subdivisions, etc.)	4	1		
Parking; gas stations; repair garages	2			
Industrial; chemical storage				
Institutional				
Commercial; office; business	4	2		
Hotels; restaurants	1			
Signs				

We recommend approval of eight residential conversions:

Z-7759: 64 Sullivan Street, Charlestown. Conversion 3-4 apartments compatible with residential neighborhood.

Z-7744: 783 East Broadway, South Boston. Structure purchased as two family dwelling four years ago.

Z-7746: 74 Green Street, Charlestown. Existing two family dwelling. Abutters support.

Z-7758: 37 High Street, Charlestown. Existing two family dwelling consistent with residential neighborhood.

Z-7763: 288 Lamartine Street, Jamaica Plain. Three family occupancy compatible with character of residential neighborhood.

Z-7747: 1911 Dorchester Ave., Dorchester. Four family dwelling and retail store existing at time of purchase in 1979.

Z-7756: 621 Massachusetts Ave., Boston. Five family occupancy existing for many years.

Z-7777: 368 Arborway, Jamaica Plain. Accessory accounting office to one family dwelling. Owner operated; no employees.

We recommend approval of three new housing rehabilitation referrals:

Z-7764-7767: 54-60 Selden Street, Dorchester. Four one-family dwellings will enhance area. Residents support.

Z-7791-7794: 426-432 Savin Hill Ave., Dorchester. Land vacant for many years will be developed for desirable one family dwellings.

Z-7804: 66N Street, South Boston. Former meeting-function structure will be converted to ten condominium apartment units. Residents support.

We recommend approval of four residential building expansion-subdivision referrals:

Z-7731: 288 Bowen Street, South Boston. Second floor bedroom addition.

Z-7732: 11-13 Eastburn Street, Brighton. Second floor deck addition.

Z-7790: 97 Dunster Road, Jamaica Plain. Garage to be used for accessory hobby purposes.

Z-7818: 20 Rochmere Street, Dorchester. Dormer addition will provide space for expanding family.

We recommend approval of three commercial, office, business referrals:

Z-7737: 328 Newbury Street, Boston. Proposed roof top addition to office building will not be visible from street.

Z-7806: 290 Bowdoin Street, Dorchester. Former St. Peter's School will be converted to office building compatible with mixed residential, institutional, local business uses in area.

Z-7807: One Willow Ave., Hyde Park. Petition to combine lots filed at request of Board of Appeal. Will rectify inadvertent omission from initial petition to erect food manufacturing structure.

Z-7762: 30 The Fenway, Boston. Offices are consistent with mixed residential-office-institutional uses in area.

We recommend approval of two parking-gas station referrals:

Z-7741-7742: 91-93 St. Stephen Street, Boston. Proposed parking garage for 178 cars and access ramp will provide relief for local residence.

Z-7774: 5335 Washington Street, West Roxbury. Tire sales and service existing. New storage tanks will be self venting fiberglass.

We recommend denial of five referrals:

Z-7748-7749: 28-30 Clark Street, Boston. Rooftop additions would block light and air to adjoining buildings.

Z-7761: 1291-1305 Dorchester Ave., Dorchester. Additional automobile use, sale of five used cars, would adversely affect neighborhood and intensify acute traffic and parking conditions.

Z-7769: 25 Ridge Road, Brighton. Proposed four family dwelling undesirable and inconsistent with two family neighborhood.

Z-7773: 220 Manthorne Road, West Roxbury. Multiple violations preclude justification of two family dwelling in predominant single family neighborhood.

Z-7771: 852 rear Blue Hill Ave., Mattapan. Sale of used cars would be contrary to revitalization of Blue Hill Avenue.

We recommend denial without prejudice of one referral:

Z-7728: 360 Meridian Street, East Boston. Parking problems and use of right-of-way must be resolved by developer before connecting former K of C hall to ten apartments.

We recommend approval of one restaurant-hotel referral:

Z-7768: 24 Fleet Street, Boston. Restaurant consistent with mixed residential-local business neighborhood.

BOARD OF APPEAL REFERRALS

June 27, 1985

		<u>Hearing</u>	
1.	Z-7728	7/9/85	Richard Sullivan and Alphonse Marano 360 Meridian Street, East Boston
2.	Z-7731	7/9/85	Richard W. Hansen 288 Bowen Street, South Boston
3.	Z-7732	7/9/85	Gerardo A. Leone 11-13 Eastburn Street, Brighton
4.	Z-7737	7/9/85	Sam Y. Kim 328 Newbury Street, Boston
5.	Z-7741-7742	7/9/85	Jan Chabot 91-93 St. Stephen Street, Boston
6.	Z-7744	7/9/85	Walter M. Niedzwiecki 783 East Broadway, South Boston
7.	Z-7746	7/9/85	Joanne Previte 74 Green Street, Charlestown
8.	Z-7747	7/9/85	Paul L. Kelly 1911 Dorchester Avenue, Dorchester
9.	Z-7748-7749	7/9/85	Larry Mustacchio 28-30 Clark Street, Boston
10.	Z-7756	7/9/85	James F. Guidera and Michael Palm 621 Massachusetts Avenue, Boston
11.	Z-7758	7/9/85	Jack and Maryanne Taylor 37 High Street, Charlestown
12.	Z-7759	7/9/85	Sullivan Street Realty Trust 64 Sullivan Street, Charlestown
13.	Z-7761	7/9/85	Campagna Realty Trust 1291-1305 Dorchester Avenue, Dorchester
14.	Z-7762	7/16/85	Montessori Educare, Inc. 10 The Fenway, Boston
15.	Z-7763	7/16/85	Jeffrey R. Riklin 288 Lamartine Street, Jamaica Plain
16.	Z-7764-7767	7/16/85	Eugene L. Flynn 54-60 Selden Street, Dorchester
17.	Z-7768	7/9/85	Grace Dello Russo 24 Fleet Street, Boston
18.	Z-7769	7/16/85	Ralph M. and Michael D. Tenaglia, Trustees, 25 Ridge Road, Brighton

BOARD OF APPEAL REFERRALS

June 27, 1985 - page 2

Hearing

- | | | | |
|-----|-------------|---------|--|
| 19. | Z-7771 | 7/16/85 | Willie Veal Jr.
852 (rear) Blue Hill Avenue, Mattapan |
| 20. | Z-7773 | 7/16/85 | Bonita M. Ward
220 Manthorne Road, West Roxbury |
| 21. | Z-7774 | 7/16/85 | B.P. Gibbs
5335 Washington Street, West Roxbury |
| 22. | Z-7777 | 7/16/85 | John F. Kelly
368 Arborway, Jamaica Plain |
| 23. | Z-7790 | 7/9/85 | Judith W. Appleby
97 Dunster Road, Jamaica Plain |
| 24. | Z-7791-7794 | 7/9/85 | Napier Park Development Corporation
426-432 Savin Hill Avenue, Dorchester |
| 25. | Z-7804 | 7/9/85 | Knights of Columbus
South Bay Corporation
66 N Street, South Boston |
| 26. | Z-7806 | 7/16/85 | Roman Catholic Archdiocese
of Boston
290 Bowdoin Street, Dorchester |
| 27. | Z-7807 | 7/9/85 | Louise A., Anthony P., Gaetano Serino
1 Willow Avenue, Hyde Park |
| 28. | Z-7818 | 7/16/85 | William and Linda Walczak
20 Rockmere Street, Dorchester |

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FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/9/85 Z-7728
Richard Sullivan
and Alphonse Marano
360 Meridian Street
East Boston

Site: 2½-story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy for ten apartments.

Violation(s): Multifamily dwelling is conditional use.

VOTED: In reference to petition Z-7728, Richard Sullivan and Alphonse Marano, 360 Meridian Street, East Boston, for conditional use to legalize occupancy for ten apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Residents have expressed concerns about the impact of ten condominium units on existing severe parking problems which plague the neighborhood. Petitioner proposes use of adjacent alley, in which direct abutter possesses a right of way. Developer must resolve these concerns.

Z-7728 360 MERIDIAN ST. EAST BOSTON



PUBLIC
LIBRARY
EAST BOSTON
BRANCH

MONMOUTH

MARION

TRENTON

M. G. DOE
MUNNELL
SCHOOL 126

Z. NITABAN
CHURCH
FARM

BRINCETON

OGA

360 MERIDIAN ST.

EAST BOSTON

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7731
Richard W. Hansen
288 Bowen Street
South Boston

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Erect addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-7731, Richard W. Hansen, 288 Bowen Street, South Boston, for a variance to erect addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for second floor-bedroom addition be submitted to the Authority for design review approval. Violation is technical.

Z-7731

288 BOWEN ST.

SOUTH BOSTON



Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7732
Gerardo A. Leone
11-13 Eastburn Street
Brighton

Site: 2½-story structure

District(s): Residential, 'two-family' (R-.5)

Purpose: Erect deck addition to two-family dwelling.

Violation(s): Front yard is insufficient.

VOTED: In reference to petition Z-7732, Gerardo A. Leone, 11-13 Eastburn Street, Brighton, for a variance to erect a deck addition to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans for second-floor deck addition be submitted to the Authority for design review approval. Technical front yard violation.



Z-7732

11-13 EASTBURN ST. BRIGHTON

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7737
Sam Y. Kim
328 Newbury Street
Boston

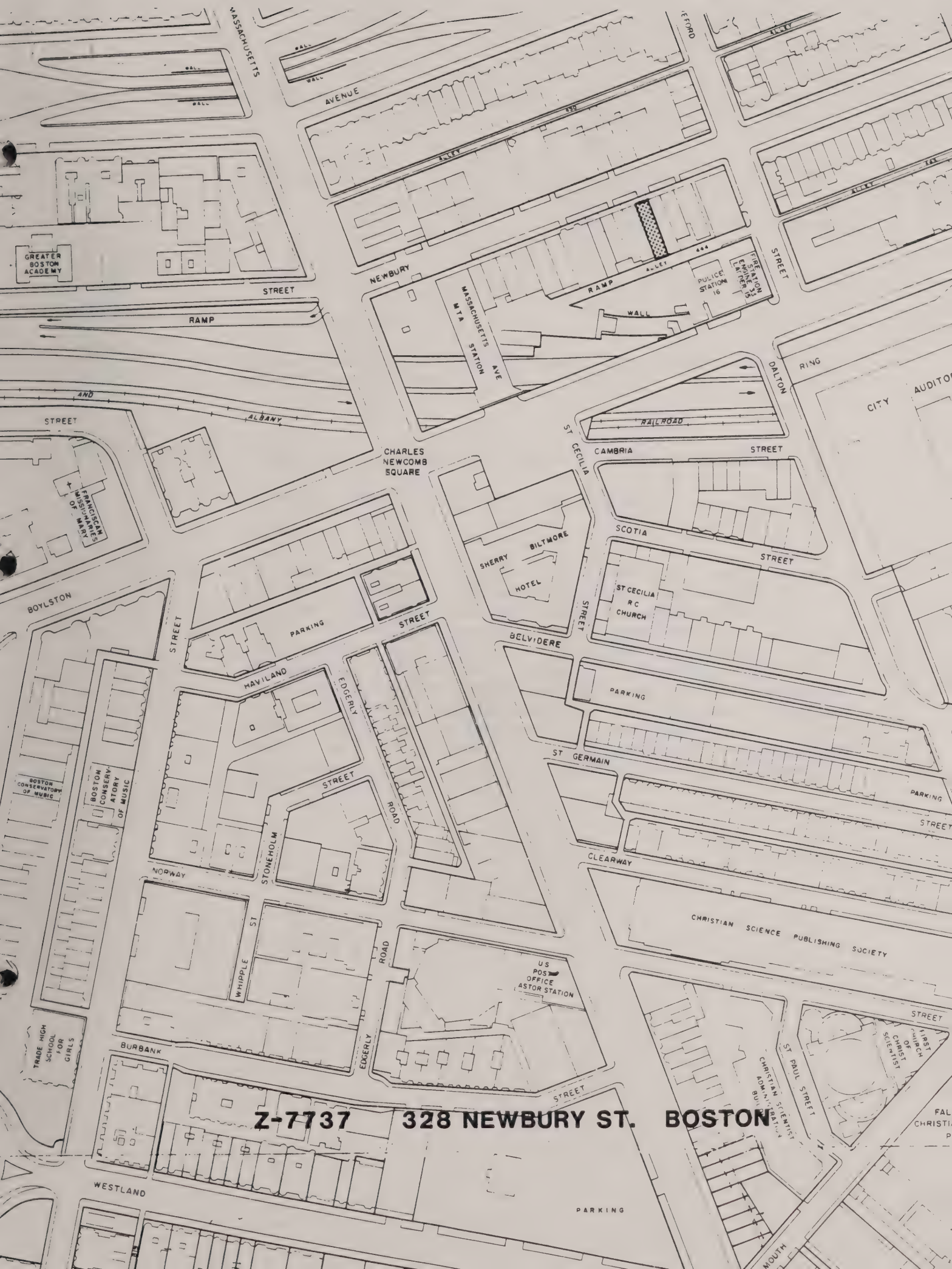
Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Change occupancy from one-family dwelling and garage to one apartment and six offices; erect one-story addition.

Violation(s): Excessive height of addition.
Insufficient front yard.

VOTED: In reference to petition Z-7737, Sam Y. Kim, 328 Newbury Street, Boston, for two variances for change of occupancy from one-family dwelling and garage to one apartment and six offices; erect one-story addition in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Proposed roof top addition will be set back twenty feet from front elevation and will not be visible from street. Back Bay Architechtrual Commission has granted certificate of appropriateness.



Z-7737

328 NEWBURY ST.

BOSTON

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7741-7742
Jan Chabot
91-93 St. Stephen Street
Boston

Site: Parking lot

District(s): Apartment (H-3)

Purpose: Erect two-story 178-car open air parking garage;
erect access ramp.

Violation(s): Garage and auxillary ramp are forbidden uses.
Insufficient front and rear yards.

VOTED: In reference to petition Z-7741-7742, Jan Chabot, 91-93 St. Stephen Street, Boston, for three forbidden uses and two variances to erect 178-car open air parking garage and access ramp in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal will improve access and circulation and provide off-street parking relief for residents. Petitioner is working with community to improve St. Stephen Street traffic flow, and project will meet commitment by developer to provide garage as part of Gainsborough Street redevelopment.



Z-7741-42

91-93 ST. STEPHEN ST. BOSTON

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7744
Walter M. Niedzwiecki
783 East Broadway
South Boston

Site: 2½-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as ~~two~~-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-7744, Walter M. Niedzwiecki, 783 East Broadway, South Boston, for a forbidden use and a variance to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Structure was purchased as two-family dwelling four years ago.



Z-7744

783 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

6/27/85

Hearing: 7/9/85

Z-7746
Joanne Previte
74 Green Street
Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling; erect addition.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-7746, Joanne Previte, 74 Green Street, Charlestown, for a variance to legalize occupancy as two-family dwelling and erect addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling is existing condition. Bedroom-livingroom addition. No adverse impact on residential neighborhood.



Z-7746

74 GREEN ST.

CHARLESTOWN

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7747
Paul L. Kelly
1911 Dorchester Avenue
Dorchester

Site: 2½-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three-family dwelling and retail store to four-family dwelling, retail store, take out restaurant; erect addition.

Violation(s): Dwelling converted for more families is conditional use.

Take out restaurant is conditional use.

Insufficient lot area, front, side, rear yards.

VOTED: In reference to petition Z-7747, Paul L. Kelly, 1911 Dorchester Avenue, Dorchester, for two conditional uses and four variances for change of occupancy from three-family dwelling and retail store to four-family dwelling, retail store, take out restaurant and erect addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of Chinese food take out restaurant be limited to 3:00 to 11:00 p.m.; that plans be submitted to the Authority for design review approval. Four-family dwelling existing at time of purchase in 1979. Proposal consistent with mixed residential-commercial area.

Z-7747

1911 DORCHESTER AVE.

DORCHESTER



Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7748-7749
Larry Mustacchio
28-30 Clark Street
Boston

Site: Four-story structures

District(s): Apartment (H-3)

Purpose: Change occupancy from four to five and five to six apartments; erect two one-story additions.

Violation(s): Dwelling converted for more families is forbidden use.
Excessive floor area ratio.
Insufficient open space, rear yard, setback of parapet.

VOTED: In reference to petitions Z-7748-7749, Larry Mustacchio, 28-30 Clark Street, Boston, for two forbidden uses and eight variances for change of occupancy from four to five and five to six apartments and erect two one-story additions in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. The unit density in this neighborhood is already very high and parking is a serious problem. Additions would block light to adjoining buildings.



7748-7749

28-30 CLARK ST.

BOSTON

Board of Appeal Referrals

6/27/85

Hearing: 7/9/85 Z-7756
James F. Guidera and Michael Palm
621 Massachusetts Avenue
Boston

Site: 3½-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as five-family dwelling.

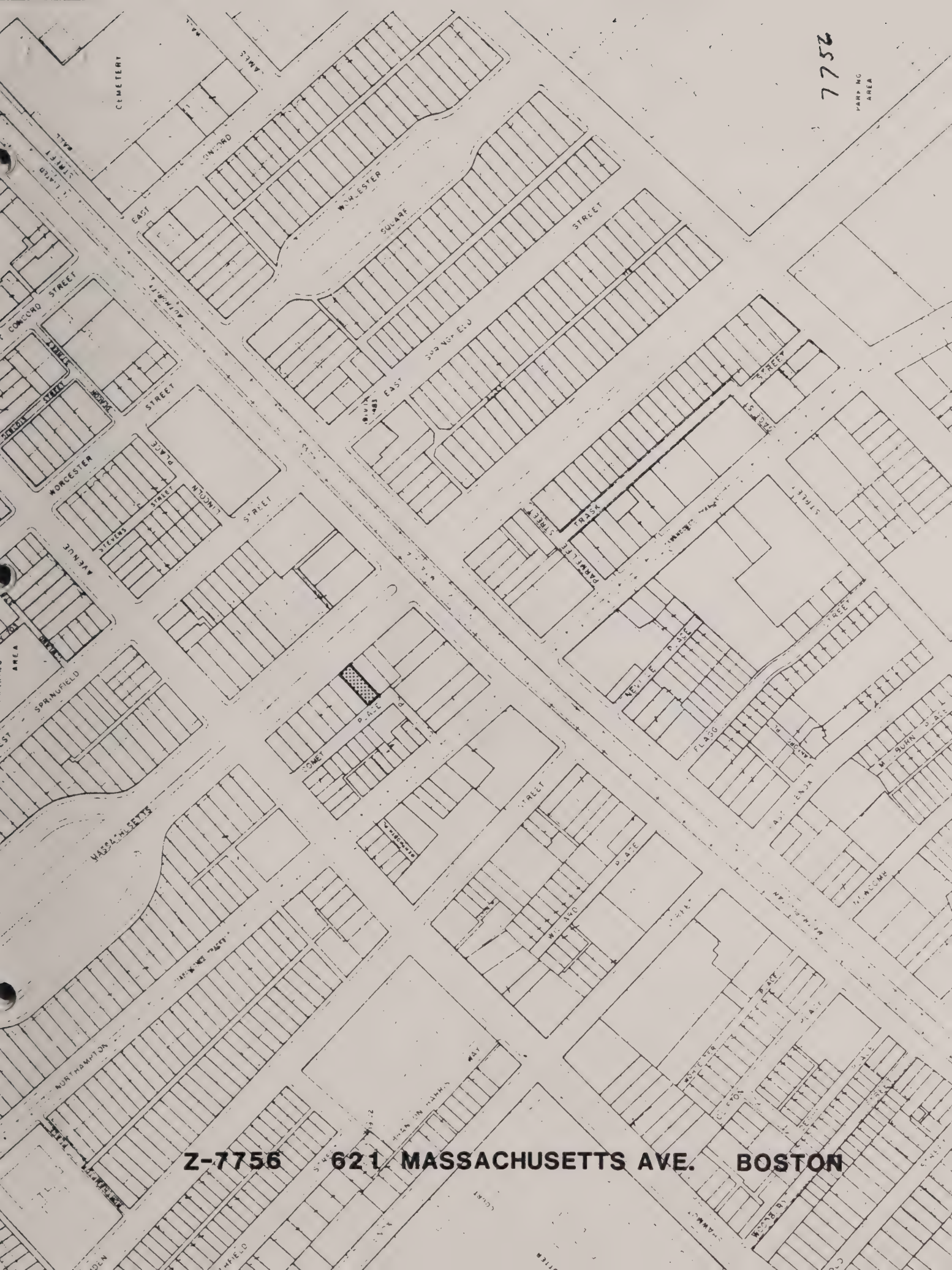
Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-7756, James F. Guidera and Michael Palm, 621 Massachusetts Avenue, Boston, for two variances to legalize occupancy as five-family dwelling in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Five-family occupancy existing for many years is consistent with the mixed residential-commercial area.

7752

PARKING
AREA



Z-7756

621 MASSACHUSETTS AVE.

BOSTON

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7758
Jack and Maryanne Taylor
37 High Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-7758, Jack and Maryanne Taylor, 37 High Street, Charlestown, for a forbidden use and two variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing two-family dwelling is consistent with residential nature of neighborhood.



Z-7758

37 HIGH ST.

CHARLESTOWN

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7759
Sullivan Street Realty Trust
64 Sullivan Street
Charlestown

Site: 3½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-7759, Sullivan Street Realty Trust, 64 Sullivan Street, Charlestown, for a forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Proposed occupancy (condominium units) are compatible with this residential area.



Z-7759

64 SULLIVAN ST. CHARLESTOWN

Board of Appeal Referrals

6/27/85

Hearing: 7/9/85 Z-7761
Campagna Realty Trust
1291-1305 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from offices and repair shop garage
to same and outdoor sale-display of five used cars.

Violation(s): Outdoor sale and display for sale of used cars is
forbidden use.

VOTED: In reference to petition Z-7761, Campagna Realty Trust, 1291-1305 Dorchester Avenue, Dorchester, for a forbidden use for change of occupancy from offices, repair shop garage to same and outdoor sale-display of five used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Additional automotive use would intensify acute traffic and parking conditions on Dorchester Avenue; no off-street parking is available. Site abuts residential properties on Lyon and Linden Streets. Neighborhood would be adversely affected and unwanted precedent established. Fields Corner Community Development Corporation and residents strongly opposed.

Z-7761

1291-1305

DORCHESTER AVE.

DORCHESTER



Board of Appeal Referrals

6/27/85

Hearing: 7/16/85 Z-7762
Montessori Educare, Inc.
30 The Fenway
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from day care to ten professional offices.

Violation(s): Professional offices are forbidden in residential district.

Excessive floor area ratio.

VOTED: In reference to petition Z-7762, Montessori Educare, Inc., 30 The Fenway, Boston, for a forbidden use and a variance for change of occupancy from day care to ten professional offices in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property formerly used for doctor's offices for approximately nineteen years. Proposed professional office use is consistent with mixed residential-office-institutional uses in area.



Z-7762

30 THE FENWAY BOSTON

Board of Appeal Referrals 6/27/85

Hearing: 7/16/85 Z-7763
Jeffrey R. Riklin
288 Lamartine Street
Jamaica Plain

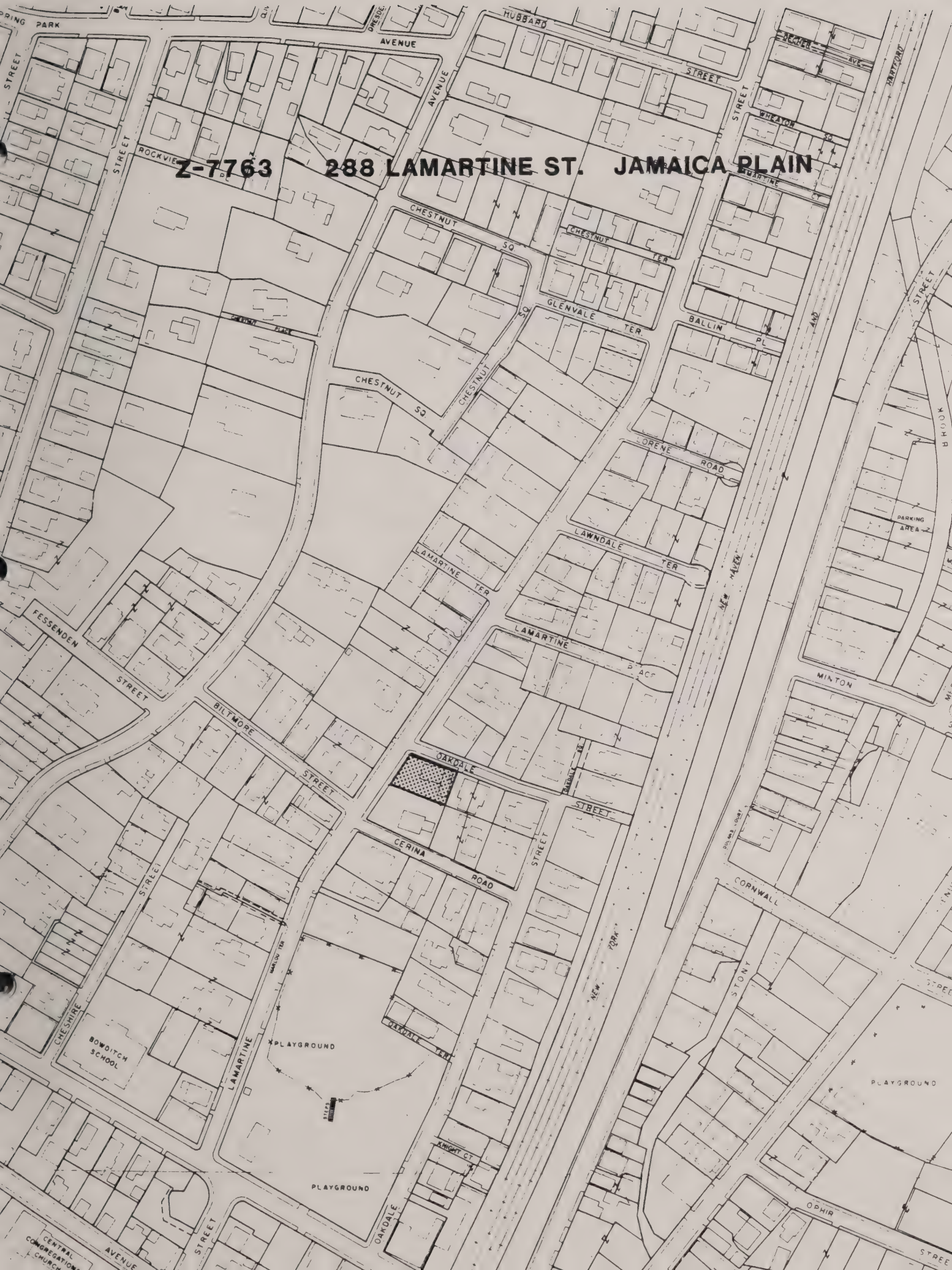
Site: Two-story structure

District(s): Residential, three family (R-.8)

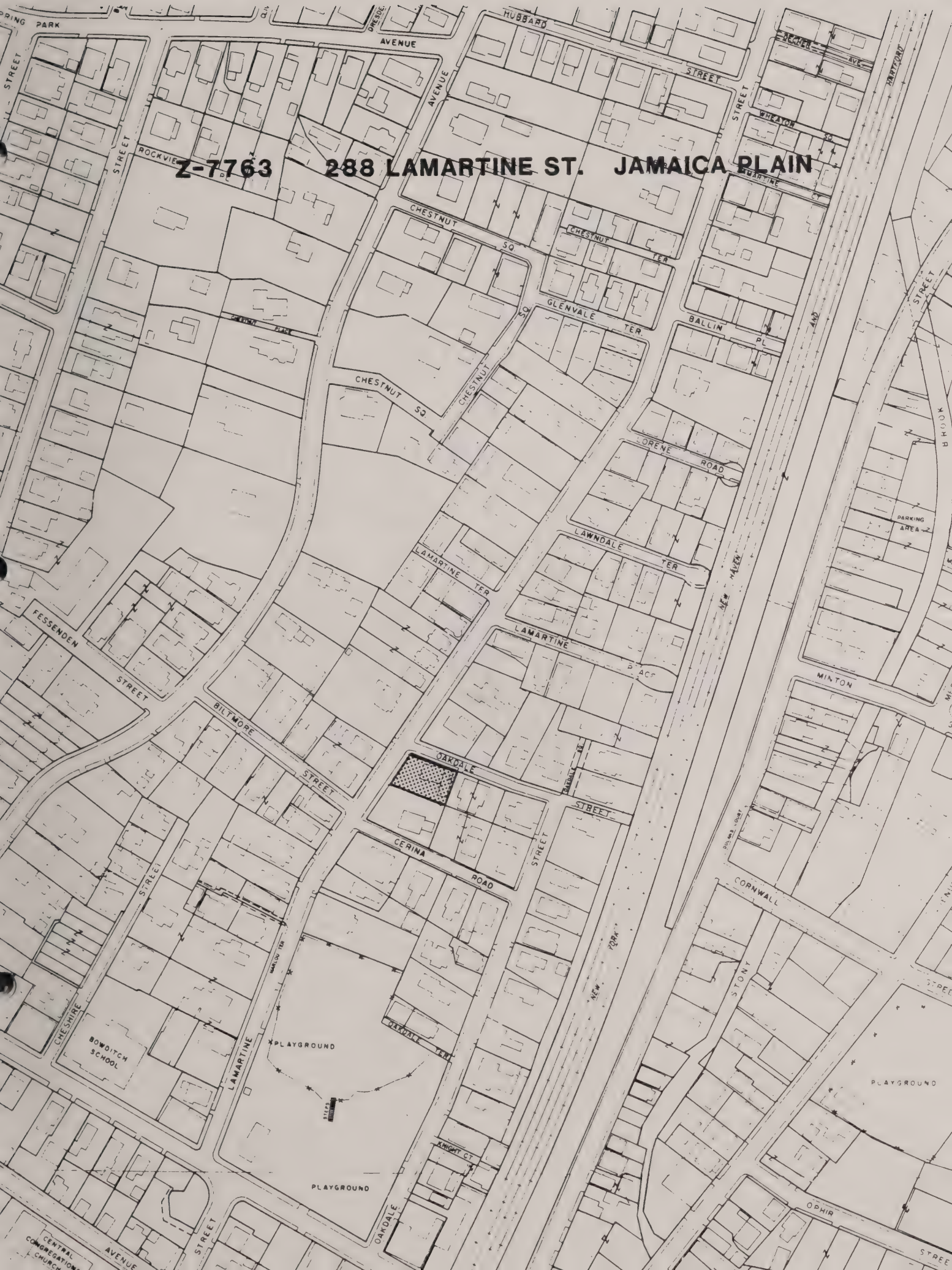
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-7763, Jeffrey R. Riklin, 288 Lamartine Street, Jamaica Plain, for a forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy consistent with character of residential neighborhood. Nearby park mitigates open space deficiency.



Z-7763 288 LAMARTINE ST. JAMAICA PLAIN



Board of Appeal Referrals 6/27/85

Hearing: 7/16/85 Z-7764-7767
Eugene L. Flynn
54-60 Selden Street
Dorchester

Site: 7300 square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; erect four one-family prefabricated row dwellings.

Violation(s): Parking not allowed within required front yard.
Insufficient lot area, width, frontage, front, side, and rear yards.

VOTED: In reference to petition Z-7764-7767, Eugene L. Flynn, 54-60 Selden Street, Dorchester, for twenty-seven variances to subdivide and erect four one-family prefabricated row dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Single-family dwellings will enhance this residential area. Adequate off street parking will be provided. Residents support development.



Z-7764-7767

54-60 SELDEN ST.

DORCHESTER

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7768
Grace Dello Russo
24 Fleet Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from one apartment, two clubs, and funeral home to one apartment, two clubs, and restaurant.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-7768, Grace Dello Russo, 24 Fleet Street, Boston, for change in nonconforming use for change of occupancy from one apartment, two clubs, and funeral home to one apartment, two clubs, and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Restaurant is consistent with mixed residential and local business neighborhood.



Z-7768

24 FLEET ST.

BOSTON

7768

Board of Appeal Referrals

6/27/85

Hearing: 7/16/85 Z-7769
Ralph M. and Michael D.
Tenaglia, Trustees
25 Ridge Road
Brighton

Site: 7158 square feet of land

District(s): Residential, Two-family (R-.5)

Purpose: Erect four-family dwelling.

Violation(s): Four-family dwelling is forbidden use.
Insufficient lot area, width, frontage.

VOTED: In reference to petition Z-7769, Ralph M. and Michael D. Tenaglia, Trustees, 25 Ridge Road, Brighton, for a forbidden use and three variances to erect four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Four-family dwelling would be undesirable density for this site and street, inconsistent with predominantly two-family area. Authority would support two-family dwelling consistent with neighborhood character.



Z-7769

25 RIDGE RD. BRIGHTON

Board of Appeal Referrals 6/27/85

Hearing: 7/16/85

Z-7771
Willie Veal Jr.
852 (rear) Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from repair garage to same and indoor sale of used cars.

Violation(s): Sales of used cars within a structure is forbidden use.

VOTED: In reference to petition Z-7771, Willie Veal Jr., 852 (rear) Blue Hill Avenue, Mattapan, for a forbidden use for change of occupancy from repair garage to same and indoor sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed used car sales would be detrimental to revitalization of Blue Hill Avenue.

Z-7771 852R BLUE HILL AVE. MATTAPAN



Board of Appeal Referrals

6/27/85

Hearing: 7/16/85 Z-7773
Bonita M. Ward
220 Manthorne Road
West Roxbury

Site: 5000 square feet of land

District(s): Single family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, front, side, rear
yards, off street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-7773, Bonita M. Ward,
220 Manthorne Road, West Roxbury, for a forbidden
use and eight variances to erect two-family
dwelling in a single-family (S-.5) district,
the Boston Redevelopment Authority recommends
denial. Predominantly single-family area.
Multiple violations preclude justification
of petition. Lack of off-street parking would
exacerbate existing serious traffic and parking
conditions. Residents are opposed.



Z-7773

220 MANTHORNE RD.

WEST ROXBURY

Board of Appeal Referrals

6/27/85

Hearing: 7/16/85 Z-7774
B.P. Gibbs
5335 Washington Street
West Roxbury

Site: Gas Service Station

District(s): Local business (L-.5)

Purpose: Change occupancy from self-service gas station to same and tire sales and service; install three 10,000 gallon underground storage tanks; increase gas storage capacity from 24,000 to 30,000 gallons.

Violation(s): Increase of pre-existing conditional use.

Sale and installation of tires is conditional use.

VOTED: In reference to petition Z-7774, B.P. Gibbs, 5335 Washington Street, West Roxbury, for two conditional uses for change of occupancy from self-service gas station to same and tire sales and service; install three 10,000 gallon underground gasoline storage tanks; increase gasoline storage capacity from 24,000 to 30,000 gallons in a local business(L-.5) district, the Boston Re-development Authority recommends approval with proviso that facility comply with Board of Appeal guidelines for gas service stations and that there be no introduction of new auto related uses. Tire sales and service existing approximately two years. Three new storage tanks will be fiberglass and will allow for less frequent deliveries.

Z-7774

5335 WASHINGTON ST.

WEST ROXBURY



Board of Appeal Referrals 6/27/85

Hearing: 7/16/85 Z-7777
John F. Kelly
368 Arborway
Jamaica Plain

Site: 2½-story structure

District(s): Single family (S-.5)

Purpose: Change occupancy from single-family dwelling to same and accessory accounting office.

Violation(s): Accessory accounting office is conditional use.

VOTED: In reference to petition Z-7777, John F. Kelly, 368 Arborway, Jamaica Plain, for conditional use for change of occupancy from single-family dwelling to same and accessory accounting office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval only with following provisos: That accessory use extend to appellant only and expire upon sale, lease, rental or other disposition of property; that there be no employees; that there be no signage. Existing use involves no articles of trade or shipment of product to and from premises.



Z-7777 368 ARBORWAY JAMAICA PLAIN

Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7790
Judith W. Appleby
97 Dunster Road
Jamaica Plain

Site: One-story structure

District(s): Single family (S-.5)

Purpose: Change occupancy from garage to one-car garage,
storage and hobby studio accessory to one-family
dwelling.

Violation(s): Extension of conditional use.
Insufficient front and side yards.

VOTED: In reference to petition Z-7790, Judith Appleby, 97 Dunster Road, Jamaica Plain, for conditional use and three variances for change of occupancy from garage to one-car garage, storage and hobby studio accessory to one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval only with following provisos: that the structure not be used for residential purposes at any time; that there be no conversion of electrical service from 110 amps to 220 amps; that there be no installation of tub/shower facilities; that reroofing plans be submitted to the Authority for design review approval. Structure located across the street from petitioner-artist's two-family dwelling will be used for hobby (painting) purposes. Residents are concerned that structure will be used as an additional apartment unit in this single-family area.



Z-7790

97 DUNSTER RD JAMAICA PLAIN

Board of Appeal Referrals

6/27/85

Hearing: 7/9/85 Z-7791-7794
Napier Park Development
Corporation
426-432 Savin Hill Avenue
Dorchester

Site: 8492 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect four one-family row dwellings.

Violation(s): Insufficient lot area, width, frontage, front, side, rear yards.

Parking not allowed within required front yard.

VOTED: In reference to petition Z-7791-7794, Napier Park Development Corporation, 426-432 Savin Hill Avenue, Dorchester, for twenth-eight variances to erect four one-family row dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Land, vacant for many years, will be developed for desirable one-family dwellings. Residents have expressed support.

Z-7791-94

426-432 SAVIN HILL AVE.

DORCHESTER



Board of Appeal Referrals 6/27/85

Hearing: 7/9/85 Z-7804
Knights of Columbus
South Bay Corporation
66 N Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from meeting house to ten apartments.

Violation(s): Insufficient lot area, open space, off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-7804, South Bay Corporation and Knights of Columbus, 66 N Street, South Boston, for four variances for change of occupancy from meeting house to ten apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. That petitioner have arrangements with facilities in area to provide required off-street parking; former Knights of Columbus meeting-function structure to be converted to ten condominium apartment units would be compatible with residential neighborhood. Residents have expressed support.



CHRISTOPHER J LEE PLAYGROUND

INDEPENDENCE SQUARE

NAZARETH GRADE SCHOOL (1984M)

ST. BRIDGET CHURCH (1984M)

Z-7804 66 N ST. SOUTH BOSTON

7804

Board of Appeal Referrals 6/27/85

Hearing: 7/16/85 Z-7806
Roman Catholic Archdiocese
of Boston
290 Bowdoin Street
Dorchester

Site: 3½-story structure

District(s): Residential, three-family (R-.8), and local
business (L-.5)

Purpose: Change occupancy from school to office building.

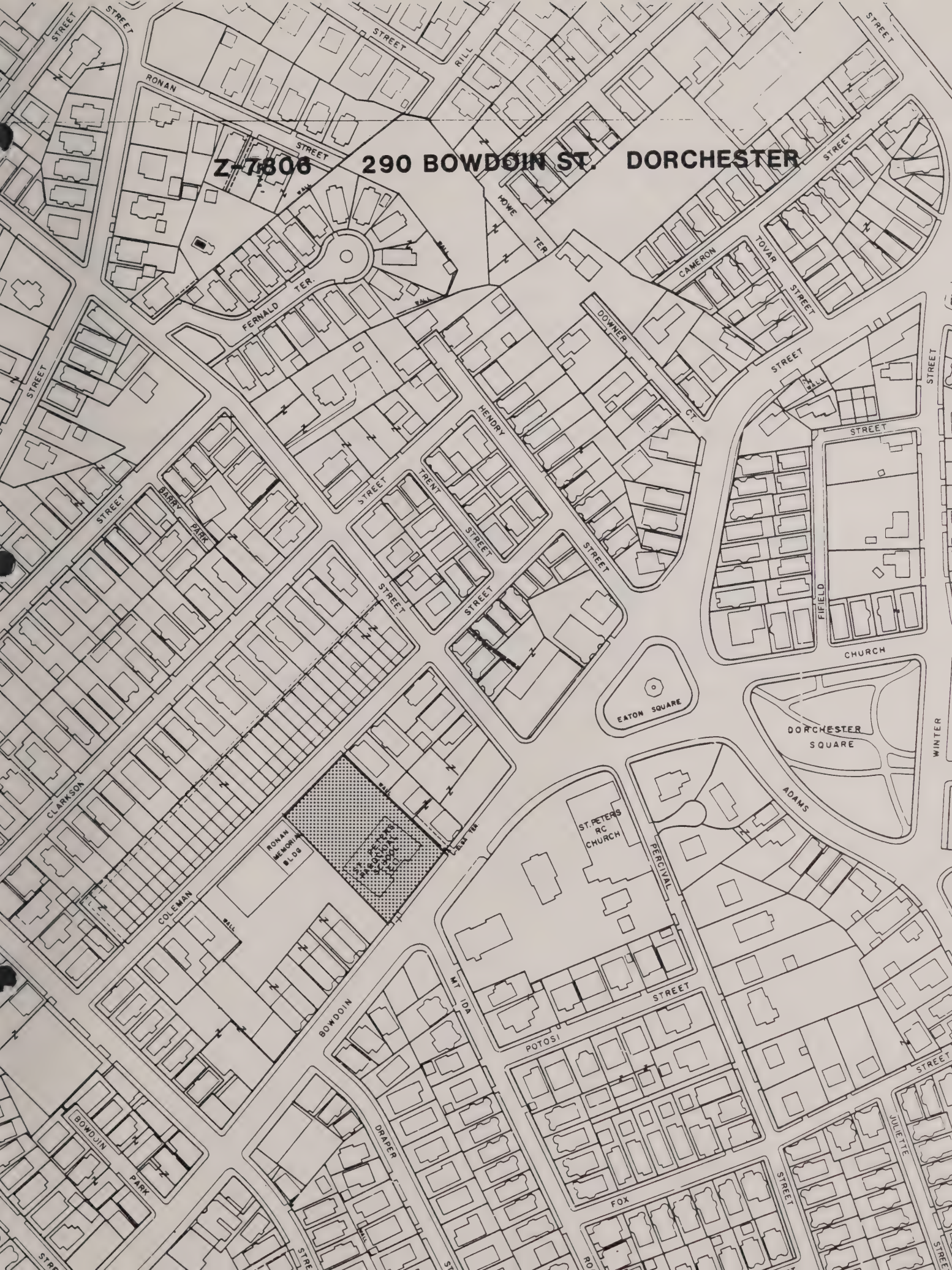
Violation(s): In case of lot lying in two districts, accessory parking is forbidden use if accessory to use unlawful in district in which such parking is located.

Insufficient off-street parking.

VOTED: In reference to petition Z-7806, Roman Catholic Archdiocese of Boston, 290 Bowdoin Street, Dorchester, for a forbidden use and a variance for change of occupancy from school to office building in local business and residential (L-.5 and R-.8) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that rear lot line of parking lot on Coleman Street and side lot line from Coleman Street to Bowdoin Street be adequately landscaped; that plans inclusive of landscaping be submitted to the Authority for design review approval. Former St. Peter's School will be converted to office building compatible with mixed residential, institutional, local business uses in area.

Z-7806

290 BOWDOIN ST. DORCHESTER



Board of Appeal Referrals

6/27/85

Hearing: 7/9/85 Z-7807
Louise A., Anthony P., Gaetano
Serino
1 Willow Avenue
Hyde Park

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Combine lots for construction of food manufacturing
structure.

Violation(s): Retail store, food manufacturing, and offices are
forbidden uses.

VOTED: In reference to petition Z-7807, Louise A., Anthony P.,
Gaetano Serino, 1 Willow Avenue, Hyde Park,
for three forbidden uses to combine lots for
construction of food manufacturing structure in
a residential (R-.5) district, the Boston Redevelop-
ment Authority recommends approval provided
plans are submitted to the Authority for design
review approval. This petition, filed at request
of Board of Appeal, will rectify inadvertent
omission from initial application.



Z-7807

1 WILLOW ST

HYDE PARK

Board of Appeal Referrals

6/27/85

Hearing: 7/16/85

Z-7818
William and Linda Walczak
20 Rockmere Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect 1½-story dormer addition to four-unit apartment structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-7818, William and Linda Walczak, 20 Rockmere Street, Dorchester, for extension of nonconforming use to erect 1½-story dormer addition to four-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer will provide space for expanding family.



McCONNELL PARK

Z-7818

20 ROCKMERE ST.

DORCHESTER